



ASSOCIATION NEWSLETTER

September 6, 2012

EXTERIOR PAINTING SLATED START IN LATE SEPTEMBER

As part of the regular maintenance, the Association will be painting the exterior of the buildings. The painting contractor, Affordable Painting, 966-9951, is scheduled to start later this month. They will start at Bldg 7610 and work their way around the complex and finish up at 7640. Notices will be distributed about a week in advance. If your lattice work enclosure is in bad condition, please consider removing it all together. Should you wish to replace it, you will need to ask for permission from the Board. Please put your request in writing.

Thank you in advance for your patience and cooperation.

DIRTY VEHICLES APPEAR TO BE ABANDONED

There are still some vehicles in the long-term parking lot by Bldgs 7602-7606 that appear to be abandoned. While the registration tags on these vehicles are current, the condition of these vehicles gives one the impression that they're not being used and may be abandoned, as many have not moved since the beginning of the year. If you own these vehicles, one of which is a white SAAB CA Lic #2JLD793*, please wash them and, if needed, repair any flat tires. Please contact James at Bartlein & Company, Inc., to confirm that the vehicles are still in use and not abandoned. Otherwise, the Association may tag these vehicles (and any looking in the same condition) and tow them at the vehicle owners' expense. Thank you.

*this vehicle registration expired April 2012 and has been tagged for towing.

In addition, please be considerate of others. If you do not anticipate using a vehicle for 2 or 3 days, please park the vehicle in long-term parking located in the back of the Phase III parking area, and leave short-term parking for visitors and people using their cars on a more regular basis.

Remember, unless otherwise posted as 24-hr or long-term parking, all unassigned parking spaces in the Grove are limited to short-term 72-hr parking. Please do not park your vehicles long-term in these short-term parking spaces. Also, all vehicles parked in the complex must be currently registered. Thank you.

FRONT ENTRY SIGN KNOCKED OVER

Recently, it appears that someone may have knocked down the sign at the front entry. If you saw who did it, please call 569-1121 #204. Thank you.

POOL RULES POSTED

For your safety and convenience, please remember that the pool rules are posted on the wall at the pool area. Thank you for abiding by them.

EXTERIOR ALTERATIONS MUST HAVE BOARD'S PRIOR APPROVAL

Just a reminder, before you alter the exterior of your unit in any shape, size or form, please make sure to the Board's pre-approval. What this entails is to submit a written request with the specific information and then attending a board meeting to present your request.

REROOFING OF POOL BUILDING & ENTRY COLUMNS FINISHED

The roofing project which included the pool building and the 14 columns has been completed. In the last several years, all buildings have been reroofed.

PLEASE PICK UP AFTER YOUR POOCH

Some dog owners have been failing to pick up after their pets in the common areas of our complex. Please be sure to carry bags with you and to properly dispose of your pet's waste in a trashcan. (There is a dog station near the front entrance with bags and waste container). If your children walk your dog, please ensure that they are cleaning up as well. Pet waste that is not properly disposed of poses problems for water quality and human health. Thank you.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest member: Ms. E. Hille & Mr. D. Smith.

CALL SHERIFF FOR TRESPASSERS

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for September 13, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

Prepared by: BARTLEIN & COMPANY, INC.
(805) 569-1121 FAX (805) 682-4341
3944 State Street, Suite 200
Santa Barbara, CA 93105
Email: jamesn@bartlein.com

 Bartlein
& Company, Inc.